

Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

				36	CHOII 477	AF OI III	ie Estate	Agents Act 1900	
Property offere	ed for sale								
Including subu	ddress 9/7 J rb and stcode	9/7 James Avenue, Kew Vic 3101							
Indicative selli	ng price								
For the meaning	of this price s	ee cons	umer.vic.gov.	au/undei	quoting				
Range betweer	\$550,000		&	\$60	0,000				
Median sale pr	rice								
Median price	\$687,000	Hou	se	Unit	Х		Suburb	Kew	
Period - From	01/01/2018	to	31/03/2018		Source	REIV			
			-(- A D b	<u> </u>					

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	7/27 Brougham St KEW 3101	\$600,000	15/03/2018
2	11/7-9 James Av KEW 3101	\$570,000	21/11/2017
3	5/87 Studley Park Rd KEW 3101	\$565,000	16/03/2018

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$550,000 - \$600,000 Median Unit Price March quarter 2018: \$687,000



Agent Comments



### Comparable Properties



7/27 Brougham St KEW 3101 (REI)

**4** 2 📛 1 🛱

Price: \$600,000 Method: Private Sale Date: 15/03/2018 Rooms: -

Property Type: Apartment

Agent Comments



11/7-9 James Av KEW 3101 (REI)

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Price: \$570,000 Method: Private Sale Date: 21/11/2017 Rooms: -

Property Type: Apartment

Agent Comments



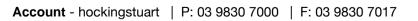
5/87 Studley Park Rd KEW 3101 (REI)

**4** 2 📺 1 **9** 

Price: \$565,000 Method: Private Sale Date: 16/03/2018 Rooms: 3

Property Type: Apartment

Agent Comments







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